## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

206/1399 Dandenong Road, Malvern East Vic 3145

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$620,000		&		\$682,000					
Median sale p	rice									
Median price	\$2,060,000	Pro	operty Type	Hou	se		Suburb	Malvern East		
Period - From	01/10/2023	to	30/09/2024		So	urce	REIV			

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	301/1009 Dandenong Rd MALVERN EAST 3145	\$577,500	25/06/2024
2	504/865 Dandenong Rd MALVERN EAST 3145	\$640,000	03/06/2024
3	405/803 Dandenong Rd MALVERN EAST 3145	\$585,000	13/05/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/10/2024 11:31









Property Type: Apartment Agent Comments Indicative Selling Price \$620,000 - \$682,000 Median House Price Year ending September 2024: \$2,060,000

# **Comparable Properties**



301/1009 Dandenong Rd MALVERN EAST 3145 Agent Comments (REI/VG)



Price: \$577,500 Method: Private Sale Date: 25/06/2024 Property Type: Unit



504/865 Dandenong Rd MALVERN EAST 3145 Agent Comments (REI)



Price: \$640,000 Method: Private Sale Date: 03/06/2024 Property Type: Apartment



405/803 Dandenong Rd MALVERN EAST 3145 Agent Comments (REI/VG)



Price: \$585,000 Method: Private Sale Date: 13/05/2024 Property Type: Unit

Account - Roger Davis Wheelers Hill | P: 03 95605000



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